

TYPICAL CROSS SECTION
NOT-TO-SCALE

SPECIAL NOTES

- IT SHALL BE THE OWNERS RESPONSIBILITY TO MAINTAIN ALL DRAINAGE SYSTEMS FREE AND CLEAR OF ALL OBSTRUCTIONS IN ORDER TO ASSURE PROPER OPERATION.
- TW AND BW GRADES REPRESENT THE GROUND ELEVATION AT THE BACK AND FRONT OF THE WALL. THE ACTUAL TOP-OF-WALL AND TOP-OF-FOOTING AND WALL DIMENSIONS TO BE DETERMINED BY THE WALL DESIGNER
- ROOF GUTTERS REQUIRED FOR ALL SECOND STORY OVERHANGS.
- THE LOCATION OF INDIVIDUAL UNDERGROUND UTILITY SERVICES, PRIVATE SEWAGE DISPOSAL SYSTEMS, IRRIGATION SYSTEMS AND SATELLITE CABLE TV SERVICES IS NOT KNOWN. THIS INCLUDES BUT IS NOT LIMITED TO, ELECTRIC SERVICE LINES, GAS TANKS, GAS SERVICE LINES, TELEPHONE SERVICE LINES, WATER SERVICE LINES, CABLE TV LINES, SEPTIC TANKS, LEACH LINES, TIGHT LINES, SEEPAGE PITS, IRRIGATION LINES, SPRINKLERS, VALVES, AND SATELLITE TV CABLE. THE CONTRACTOR WILL PERFORM THE NECESSARY RESEARCH, MAKE EXPLORATORY EXCAVATIONS AND/OR LOCATE THESE SYSTEMS/SERVICES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING SYSTEMS/SERVICES. IT IS THE CONTRACTORS RESPONSIBILITY TO PROTECT THESE SERVICES AS PART OF HIS WORK.
- EARTHWORK QUANTITIES FOR PERMIT PURPOSES ONLY. CONTRACTOR TO CALCULATE ALL QUANTITIES.

SOILS ENGINEER'S CERTIFICATE

THIS GRADING PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AS OUTLINED IN OUR SOILS REPORTS FOR THIS PROJECT: "ON-SITE PERMEABILITY CHARACTERISTICS, PALMA DE LA REINA, VIA DE LA VALLE AND CANCHA DE GOLF, RANCHO SANTA FE, CALIFORNIA", DATED OCTOBER 4, 2002; "REPORT OF PRELIMINARY GEOTECHNICAL INVESTIGATION, PALMA DE LA REINA, VIA DE LAS PALMAS AND CANCHA DE GOLF, SAN DIEGO COUNTY, CALIFORNIA", DATED OCTOBER 23, 2002; AND "ADDITIONAL SITE PREPARATION RECOMMENDATIONS", DATED NOVEMBER 13, 2002. THE SOILS REPORTS SHALL BE CONSIDERED AS A PART OF THIS PLAN, AND ALL GRADING WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF SAID REPORTS.

GE: EXP.: DATE:

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SOUTHERN CALIFORNIA SOIL & TESTING, INC. SCS&T NO: 0211154
6280 RIVERDALE STREET
SAN DIEGO, CA 92120
(619) 280-4321

WORK TO BE DONE

IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS; THE CURRENT SAN DIEGO COUNTY DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS FOR IMPROVEMENT OF SUBDIVISION STREETS AND STANDARD REFERENCE DRAWINGS.

IMPROVEMENTS

STD DWG

SYMBOLS

CUT SLOPE - 2 : 1 MAX

FILL SLOPE - 2 : 1 MAX

EXISTING CONTOUR

FINISH CONTOUR

DAYLIGHT LINE

BOUNDARY LINE

RESIDENTIAL/COMMERCIAL BOUNDARY

SPOT ELEVATIONS

GRAVEL BAG BARRIER

SC-6 & 8

TEMPORARY SEEDING, PLANTING
GEOTEXTILES, MATS & FIBER ROLLS

SS-2,SS-4,SS-7

EARTH SWALE

CONCRETE CURB AND GUTTER

G-2

CONCRETE CURB

G-1

CONCRETE VALLEY GUTTER

G-13

BROOKS BOX WITH TRAFFIC SOLID COVER NO. 2424

BROOKS BOX WITH PARKWAY GRATE COVER NO. 1212

BROOKS BOX WITH PARKWAY GRATE COVER NO. 2424
WITH GALVANIZED PLATE PER DETAIL ON SHEET 5

RAINSTORE3 STRUCTURE PER DETAIL ON SHEET 4

RETAINING WALL

C-4

ASPHALT CONCRETE PAVEMENT

CURB OUTLET -TYPE A

D-25

LANDSCAPE DRAINS

LANDSCAPE DRAWINGS

ALLEY APRON

G-17

HANDICAPPED ACCESS
RAMP STRIPING

FIRE HYDRANT

FIRE DEPARTMENT CONNECTIONS:

PROPOSED 4" BACKFLOW DEVICE WITH 2 1/2"x2 1/2"x4" FIRE DEPARTMENT
CONNECTION.

NOTE TO CONTRACTOR

THE EXISTING WET AND DRY UTILITIES SHOWN ON THESE PLANS WERE DERIVED FROM PLANS PROVIDED BY THE APPROPRIATE AGENCIES AND ARE SHOWN ON THESE PLANS FOR REFERENCE ONLY.

IT IS THE CONTRACTOR'S RESPONSIBILITY PRIOR TO THE START OF TRENCHING, EXCAVATION TO LOCATE ALL EXISTING UNDERGROUND WET AND DRY UTILITIES AND TO NOTIFY THE ENGINEER OF WORK OF ANY POTENTIAL CONFLICT WITH THE PROPOSED WORK. POTHOLES SHALL BE PERFORMED TWO WEEKS PRIOR TO STARTING WORK.

THE ENGINEER OF WORK ACCEPTS NO LIABILITY AS TO THE ACCURACY OF THOSE PLANS AND OR ITS INTERPRETATION AS TO THE EXACT LOCATION AND DEPTH OF THE EXISTING UTILITIES ON THIS PROJECT.

NOTE:

THIS IS NOT A FIRE SERVICE PLAN. SEE FIRE SERVICE PLAN PREPARED BY SHASTA SOUTHWEST DATED APRIL 7TH, 2003. DATA SHOWN IS FOR INFORMATIONAL PURPOSES ONLY.

GENERAL NOTES

- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREON FOR COUNTY ROAD PURPOSES.
- FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
- IMPORT MATERIAL SHALL BE OBTAINED FROM A LEGAL SITE.
- A CONSTRUCTION, EXCAVATION OR ENCROACHMENT PERMIT FROM THE DIRECTOR OF PUBLIC WORKS WILL BE REQUIRED FOR ANY WORK IN THE COUNTY RIGHT-OF-WAY.
- ALL SLOPES OVER 3 FEET IN HEIGHT WILL BE PLANTED IN ACCORDANCE WITH SAN DIEGO COUNTY SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF THE PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:
SAN DIEGO GAS & ELECTRIC: 1-800-422-4133
PACIFIC TELEPHONE: 1-800-422-4133
CATV: 1-800-422-4133
SEWER: WHISPERING PALMS COMMUNITY SERVICES DISTRICT 1-800-422-4133
WATER: OLIVENHAIN MUNICIPAL WATER DISTRICT 1-800-422-4133
- A SOILS REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- APPROVAL OF THESE PLANS BY THE DIRECTOR OF PUBLIC WORKS DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN ISSUED.
- THE DIRECTOR OF PUBLIC WORKS APPROVAL OF THESE PLANS DOES NOT CONSTITUTE COUNTY BUILDING OFFICIAL APPROVAL OF ANY FOUNDATIONS FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED (SECTIONS 87.403 & 87.410). ANY SUCH WAIVER MUST BE OBTAINED FROM THE DIRECTOR OF DPLU.
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 a.m. AND 6:00 p.m. EACH DAY, MONDAY THROUGH SATURDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SUNDAYS OR HOLIDAYS.
- ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES.
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, SITE WALLS, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE COUNTY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- SLOPE RATIOS:
CUT - 2:1 MAX
FILL - 2:1 MAX
SLOPES DEVIATING FROM THE ABOVE WILL REQUIRE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS AFTER REVIEW OF A REPORT FROM A SOILS ENGINEER.
EXCAVATION: 2,000 C.Y. FILL: 3,800 C.Y.
IMPORT: 1,800 C.Y. A SEPARATE PERMIT MUST BE OBTAINED FOR WASTE AREA
NOTE: THE ABOVE EARTHWORK QUANTITY EXCLUDES BUILDING PADS AND UNDERGROUND DETENTION UNITS AS SHOWN ON THESE PLANS.
- SPECIAL CONDITION: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE DIRECTOR OF PUBLIC WORKS OF THE DISCOVERY. GRADING OPERATIONS WILL NOT RECOMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE DIRECTOR OF PUBLIC WORKS TO DO SO.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT. THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 5703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

SAN DIEGUITO ENGINEERING, INC.
4407 MANCHESTER AVENUE, SUITE 105
ENCINITAS, CALIFORNIA 92024
PHONE: (760) 753-5525

BARRY L. MUNSON RCE 40980

DATE

PREPARED BY:

SAN DIEGUITO ENGINEERING, INC.
4407 MANCHESTER AVENUE, SUITE 105
ENCINITAS, CA 92024
TEL: (760) 753-5525

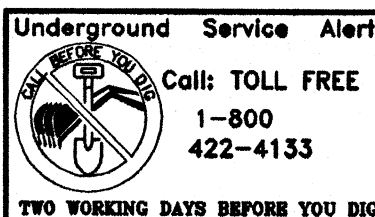


KEY MAP

SCALE: 1"=60'

SHEET INDEX

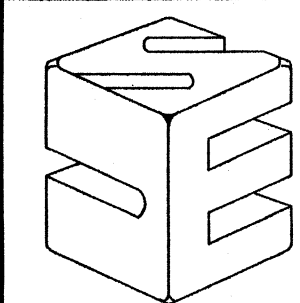
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|-------------|-----------------------------------|
| SHEET NO. 1 | TITLE SHEET, KEY MAP, LEGEND |
| SHEET NO. 2 | GRADING PLAN |
| SHEET NO. 3 | GRADING PLAN, CONT'D. |
| SHEET NO. 4 | PRIVATE IMPROVEMENT PLAN |
| SHEET NO. 5 | PRIVATE IMPROVEMENT PLAN, CONT'D. |
| SHEET NO. 6 | SWPPP |
| SHEET NO. 7 | SWPPP |
| SHEET NO. 8 | SWPPP |



OWNER / PERMITTEES	RANCHO SANTA FE FIRE DEPT.	PERMITS	PRIVATE CONTRACT
NAME: NEWPORT PACIFIC MR. RICHARD CAVANAUGH	APPROVED BY: _____	N.O.I. _____	SHEET 1
ADDRESS: P.O. BOX 841 RANCHO SANTA FE, CA 92067	DATE: _____	TENTATIVE MAP NO. _____	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS
TELEPHONE NUMBER: (858) 756-3771 (24 HOUR CONTACT NUMBER)		FINAL MAP NO. 5282	8 SHEETS
LEGAL DESCRIPTION: LOT 6 OF MAP 5282		ADMINISTRATIVE PERMIT: N/A	GRADING PLANS FOR:
SITE A.P.N. NUMBER: 302-120-32		ENVIRONMENTAL REVIEW: N/A	PALMA DE LA REINA RETAIL AND RESIDENTIAL USE
SITE ADDRESS: CANCHA DE GOLF RANCHO SANTA FE, CA			CALIFORNIA COORDINATE INDEX: 298-1701
			Approved Douglas M. Isbell COUNTY ENGINEER
			By: Barry L. Munson RCE 40980
			Engineer of Work: Barry L. Munson RCE 40980
			Date: 3-31-07
			Grading Permit No. L-14372
			Date: _____

COUNTY APPROVED CHANGES			
No.	Description	Approved by	Date

BENCH MARK	
DESCRIPTION: BRASS PLATE ON TOP OF CONCRETE HEADWALL MARKED "1938 H-24-25 (H0024)"	
LOCATION: APPROX. 300' N'LY OF LAS PLANERAS AND APPROX. 15' W'LY OF CL OF VIA DE LA VALLE	
RECORD FROM: SAN DIEGO COUNTY BENCHMARK	
ELEVATION: 26.162	DATUM: M.S.L.



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CIVIL ENGINEERING • PLANNING
LAND SURVEYING